

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** November 10, 2011

**Meeting No.:** 139

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**Project:** Northeast Market Renovations

**Phase:** Discussion

**Location:** East Monument and Chester Streets

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**PRESENTATION:**

Mark Herbkersman, Brown Craig Turner Architects, presented a proposal to renovate and improve the existing Northeast Market building and operations. The front face is to be rebuilt to change the image of the market significantly.

**RECOMMENDATIONS OF THE PANEL:**

Panel members expressed the following concerns:

1. To recognize the importance of significant increase in interior lighting.
2. To suggest that the Monument Street curb and tree planting be reconsidered to facilitate possible future parking and/or drop-off with trees set back a minimum three feet from the curb.
3. To suggest that any street tree planting be regularly placed and no more than 30' on center.
4. To recommend that new entrance with air lock be inside the building if possible.
5. To recommend that new sidewalks should be standard rectilinear concrete pattern typical of Monument Street, not diagonal or specific.
6. To recommend that canopies projecting from the façade mark entries, possibly eight foot projection, more or less.
7. To approve stepped brick façade proposed on Monument Street as an apparent Market signature.
8. To recommend a list of tenants in corner glass "corners".
9. Side windows might show art presentation of internal market activities.
10. To recommend that Market improvements include attention, at least in terms of policy, to side and rear facades.

**PANEL ACTION:**

Discussion only.

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**Attending:**

Mark Herbkersman – BCT Architects

Jeff Thompson – HEBCAC

Colin Tarbert – Mayor's Office

Jay Brodie - BDC

Messrs. Bowden, Ramberg, Britt and Cameron – Panel

Tom Stosur, Gary Cole, Tamara Woods, Anthony Cataldo – Planning